

## **Executive Summary**

### **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The City of Durham, North Carolina is an entitlement community under the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant Program (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grants Program (ESG), and Housing Opportunities for Persons with AIDS Program (HOPWA). As a HUD entitlement community, the City is required to prepare an Annual Action Plan. The goal of the Plan is to extend and strengthen partnerships among the public and private sectors to provide decent housing, establish and maintain a suitable living environment, and expand opportunities.

The Annual Action Plan describes how the City intends to invest its CDBG, HOME, ESG, and HOPWA funds during FY 2016-2017, which covers the period beginning July 1, 2016 and ending June 30, 2017. This Plan also identifies actions that the City will pursue to further the strategies and priorities in the Five Year Consolidated Plan for 2015-2020. This Annual Action Plan represents the second year of the 2015-2020 Consolidated Plan.

#### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Six (6) priorities have been identified by the City of Durham for the period of FY 2015/16 through 2019/20 for the Community Development Block Grant Program (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grants Program (ESG), and Housing Opportunities for Persons With AIDS (HOPWA). The corresponding goals and strategies for each priority are identified in the 2015-2020 Consolidated Plan. The six (6) priorities are as follows:

##### **1. Housing Priority - (High Priority)**

There is a need to improve the quality of the housing stock in the community by increasing the amount of decent, safe, sound, and accessible housing for homeowners, renters, and homebuyers that is affordable to low- and moderate-income persons and families.

## 2. Homeless Priority - (High Priority)

There is a need for housing and support services for homeless persons, and persons who are at-risk of becoming homeless.

## 3. Other Special Needs Priority- (High Priority)

There is a continuing need for affordable housing, services, and facilities for persons with special needs and the disabled.

## 4. COMMUNITY DEVELOPMENT PRIORITY – (High Priority)

There is a need to improve the public and community facilities, infrastructure, public services, and the quality of life for all residents in the community.

## 5. ECONOMIC DEVELOPMENT PRIORITY – (Low Priority)

There is a need to increase employment, self-sufficiency, education, job training, technical assistance, and economic empowerment of low and moderate income residents in the community.

## 6. ADMINISTRATION, PLANNING, AND MANAGEMENT PRIORITY – (High Priority)

There is a continuing need for planning, administration, management, and oversight of federal, state, and local funded programs.

# 3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Each year the City prepares its Consolidated Annual Performance Evaluation Report (CAPER) which summarizes the housing and community development activities and accomplishments of the City for the previous fiscal year. The CAPER describes how the City used CDBG, HOME, ESG, and HOPWA funds. The City submits its CAPER to HUD within ninety (90) days of the start of the new program year. Prior to its submission to HUD, the CAPER is made available for public review and comments for least 15

days. Copies of the CAPER are available online at <http://durhamnc.gov/445/Community-Development>

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

In preparing the FY 2016-2017 Annual Action Plan, the Department of Community Development followed the schedule below:

- October 21, 22 and 24, 2015 - FY2016-2017 Application for CDBG, HOME, ESG, HOPWA, and Dedicated Housing Funds Workshop Advertised in the *Herald Sun*, *Que Pasa?*, and the *Carolina Times*, respectively.
- November 3, 2015 - Application Workshop and Release of Application.
- November 1, 5 and 7, 2015- Needs Public Hearing Advertised in the *Herald Sun*, *Carolina Times*, and *Que Pasa?*, respectively.
- November 16, 2015- Public Hearing on Community Development Needs.
- December 7, 2015- Application Submission Deadline for Funding Requests.
- February 22, 2016- Presentation of Funding Recommendations to Citizens Advisory Committee.
- February 22, 2016-Citizens Advisory Committee Presentation of Funding Recommendations to the Department.
- March 17, 18 and 19, 2015- Public Hearing on and Approval of Draft FY 16-17 Annual Action Plan Advertised in the *Que Pasa?*, *Herald Sun*, and the *Carolina Times*, respectively.
- March 18, 2016- Draft Annual Action Plan Funding Chart on Public Display.
- April 18, 2015 Public Hearing on and Approval of Draft FY 2016-2017 Annual Action Plan.

The City maintains a stakeholder contact list for the Community Development Program. In addition to advertisements published in the *Herald Sun*, *Que Pasa?*, and the *Carolina Times*, the latter minority-owned newspapers, notices were also posted on the City of Durham's and Department of Community Development's websites and sent to interested persons, various community organizations and non-profit groups via electronic mailings.

The Citizens Advisory Committee (CAC) is a group of 15 individuals appointed by the City Council (12 appointed) and County Commission ( 3 members appointed) to assist in facilitating the citizen participation with CDBG, HOME, HOPWA, and ESG funding. The CAC reviewed and evaluated all applications received for funding for FY 2016-2017 and concurred with the Department's recommendations.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

A summary of all comments will be included in the final plan.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

N/A

**7. Summary**

N/A

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role         | Name   | Department/Agency                |
|---------------------|--------|----------------------------------|
| CDBG Administrator  | DURHAM | Community Development Department |
| HOME Administrator  | DURHAM | Community Development Department |
| ESG Administrator   | DURHAM | Community Development Department |
| HOPWA Administrator | DURHAM | Community Development Department |

Table 1 – Responsible Agencies

#### Narrative (optional)

The City of Durham's Department of Community Development is the administering agency for the CDBG, HOME, ESG, and HOPWA programs. The Department of Community Development prepares the Five Year Consolidated Plans, Annual Action Plans, Environmental Review Records (ERR's), the Consolidated Annual Performance Evaluation Reports (CAPER), monitoring, pay requests, contracting, and oversight of the programs on a day to day basis.

#### Consolidated Plan Public Contact Information

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

Each year, as a part of the application process (CDBG, HOME, ESG and HOPWA) local agencies/organizations are invited to submit proposals for grant eligible activities and to participate in the consultation process through attending public hearings, meetings, or responding directly to the correspondence or survey.

#### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

Meetings of the Homeless Services Advisory Committee (HSAC), the CoC leadership board, are publicly announced via the City of Durham and Durham County's official meetings calendar, websites and published in local newspapers. Thirteen of 24 positions on the HSAC are appointed through open application processes. Meetings of the HSAC are open and include opportunities to make public comments to the HSAC. The email addresses of HSAC members are publicly available through the CoC website, [durhamopeningdoors.org](http://durhamopeningdoors.org). Full CoC meetings are held twice annually and are publicly announced via the City's and County's official meetings calendar & published in local papers.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Durham's Department of Community Development continues as the Lead Agency for the Continuum of Care (CoC), a responsibility it accepted in 2011. The CoC's primary decision making group is the Homeless Services Advisory Committee (HSAC). An Interlocal Agreement between the City of Durham and Durham County was signed in 2012 that delineates the responsibilities and decision making authority of the HSAC, the City's responsibilities as the CoC Lead Agency, and the County's responsibilities for providing services to homeless people and those with special needs. Durham's CoC agencies comprise a number of partner agencies that provide emergency shelter, transitional housing and permanent supportive housing to homeless people.

Chronic Homeless: The Durham Continuum of Care has adopted a prioritization policy. The policy prioritizes the most vulnerable persons experiencing chronic homelessness for permanent housing slots as they become available in the jurisdiction.

Veterans: Durham's Mayor signed the Mayor's Challenge to End Veteran Homeless in June of 2014. The jurisdiction works with the Durham CoC to follow the process outlined by the United States Interagency Council on Homelessness (USICH) where a by-name-list of homeless veterans is maintained and

community stakeholders meet weekly to house Veterans through the pool of homeless housing resources available in the community which include HUD-VASH, Supportive Services for Veterans and their Families (SSVF) and HUD funded housing programs such as ESG Rapid Rehousing.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City prepares a "Regional Application" for the State ESG that includes project applications for State subrecipients within the County. The CoC's Governing Board, the Homeless Services Advisory Committee (HSAC), makes recommendations to the State for the distribution of State ESG funds in Durham County and makes recommendations to the Durham City Council for the distribution of ESG entitlement funds. Both City and State ESG subrecipients in Durham are evaluated locally based on their performance on measures adopted by the CoC Governing Board. Funding recommendations for both ESG jurisdictions are reviewed and approved by the community's unbiased review panel, the Citizens Advisory Committee, which is appointed by the City Council and Board of County Commissioners, prior to final action by the HSAC.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities.**

Citizens Advisory Group

Homeless Services Advisory Committee

Continuum of Care

Housing and Services Agencies

**Identify any Agency Types not consulted and provide rationale for not consulting**

N/A

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

| <b>Name of Plan</b> | <b>Lead Organization</b>      | <b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>                   |
|---------------------|-------------------------------|---|
| Continuum of Care   | Durham City and County<br>CoC | The goals of the City and County are complementary and were developed through a collaborative effort. |

**Table 2 – Other local / regional / federal planning efforts**

**Narrative (optional)**



## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The development of the City's Annual Action Plan also encouraged citizen participation through publications of public notices in English and Spanish at public hearings to receive comments on the draft Annual Action Plan. Organizations serving LMI income persons are encouraged to attend federal funding workshops to understand the application process, ask questions, and provide suggestions/recommendations concerning the process. Potential applicants are provided a timeframe to submit or ask additional questions prior to the application submission deadline.

Department staff meets with community groups including faith-based organizations and churches, and neighborhood associations throughout the year to inform citizens of funding opportunities, inform citizens of the status of Department initiatives and activities, and to bring comments and suggestions back to the Department for consideration. The Department works in coordination with the City's Public Affairs Office to publicize information concerning projects and programs supported by the City of Durham using traditional print and Cable TV media, but also Social Media outlets for greater coverage.

In 2015 the Department invested in a Time Warner Cable initiative to encourage greater minority participation in the City's premier LMI homeownership initiative in Southside using local college drama students in a targeted media campaign. Follow-up informational sessions were held to encourage potential buyers for purchasing in the 2017 Phase II development.

## Citizen Participation Outreach

| Sort Order | Mode of Outreach  | Target of Outreach   | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|-------------------|--|--------------------------------|------------------------------|--|---------------------|
| 1          | Internet Outreach | <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> |                                |                              | N/A  |                     |

| Sort Order | Mode of Outreach | Target of Outreach   | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|--|--------------------------------|------------------------------|--|---------------------|
| 2          | Newspaper Ad     | <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> |                                |                              |  |                     |

| Sort Order | Mode of Outreach | Target of Outreach   | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|--|--------------------------------|------------------------------|--|---------------------|
| 3          | Public Meeting   | <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> |                                |                              | N/A  |                     |

**Table 3 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c) (1, 2)

#### Introduction

The City of Durham anticipates receiving \$1,829,750 in CDBG funds, \$797,523 in HOME funds, \$162,711 in ESG funds, and \$294,274 in HOPWA funds for the FY 2016 program year. The City anticipates that it will receive \$100,000 in CDBG program income (PI) and \$200,000 in HOME program income (PI) for FY 2016. The City's FY 2016 program year starts on July 1, 2016 and ends on June 30, 2017.

The accomplishments of these projects/activities will be reported in the FY 2016 Consolidated Annual Performance and Evaluation Reports (CAPER).

#### Priority Table

| Program | Source of Funds  | Uses of Funds  | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Reminder of ConPlan \$ | Narrative Description  |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|--|--|
|         |                  |  | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |  |  |
| CDBG    | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 1,829,750                        | 100,000            | 0                        | 1,929,750 | 5,400,250  | The Community Development Block Grant (CDBG) Program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons. |

| Program | Source of Funds  | Uses of Funds   | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Reminder of ConPlan \$ | Narrative Description  |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|--|--|
|         |                  |   | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |  |  |
| HOME    | public - federal | Acquisition<br>Homebuyer assistance<br>Homeowner rehab<br>Multifamily rental new construction<br>Multifamily rental rehab<br>New construction for ownership<br>TBRA | 797,523                          | 200,000            | 0                        | 997,523   | 2,307,769  | The HOME Investment Partnerships Program (HOME) provides formula grants to States and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. |

| Program | Source of Funds  | Uses of Funds   | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Reminder of ConPlan \$ | Narrative Description  |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|--|--|
|         |                  |   | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |  |  |
| ESG     | public - federal | Conversion and rehab for transitional housing<br>Financial Assistance<br>Overnight shelter<br>Rapid re-housing (rental assistance)<br>Rental Assistance<br>Services<br>Transitional housing | 162,711                          | 0                  | 0                        | 162,711   | 477,473  | The Emergency Solutions Grants (ESG) program provides formula grants to support essential services related to emergency shelter and street outreach, emergency shelter operation and renovation, short-term and medium-term rental assistance for individuals and families who are homeless or at risk of homelessness, housing relocation and stabilization services for individuals and families who are homeless or at risk of homelessness, and Homeless Management Information Systems (HMIS) |

| Program | Source of Funds  | Uses of Funds                                | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Reminder of ConPlan \$ | Narrative Description   |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|--|---|
|         |                  |  | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |  |   |
| Other   | public - federal | Admin and Planning Services<br>TBRA<br>Other | 294,274                          | 0                  | 0                        | 294,274   | 834,550  | The Housing Opportunities for Persons With AIDS (HOPWA) Program is the only federal program dedicated to the housing needs of people living with HIV/AIDS. Under the HOPWA Program, HUD makes grants to local communities, States, and non-profit organizations for project that benefit low-income persons living with HIV/AIDS and their families |

**Table 4 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

Durham intends to use leveraged resources through the Request for Proposal (RFP) requirements. In an effort to maximize the effort of federal funds received by the City, all applicants seeking an award of either CDBG, ESG, HOPWA or Dedicated Housing Funds from the City were required to commit leveraged funds to the given project or program as follows:

- Public service activities which address homeless requires \$1 for \$1 match
- ESG requires \$1 for \$1 match



**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Not applicable.

### **Discussion**

The City's Community Development Department's program year runs from July 1, 2016 through June 30, 2017. These funds will be used to address the following priority needs:

- Housing
- Homeless
- Other Special Needs
- Community Development
- Economic Development
- Administration, Planning, and Management

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

| Sort Order | Goal Name                 | Start Year | End Year | Category   | Geographic Area    | Needs Addressed                                   | Funding  | Goal Outcome Indicator   |
|------------|---------------------------|------------|----------|--|--------------------|---|--|--|
| 1          | AM-1 Overall Coordination | 2015       | 2019     | Non-Housing Community Development Administration, Planning, and Management | Citywide           | Administration, Planning, and Management Priority | CDBG: \$385,950<br>HOME: \$79,752<br>ESG: \$12,203<br>HOPWA: \$8,828 | Other: 486733 Other  |
| 2          | HO-2 Operation/Support    | 2015       | 2019     | Homeless   | Citywide           | Homeless Priority                                 | CDBG: \$138,000  | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 30 Households Assisted<br>Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted |
| 3          | CD-6 Code Enforcement     | 2015       | 2019     | Non-Housing Community Development  | SOUTHSIDE Citywide | Community Development Priority                    | CDBG: \$140,000  | Housing Code Enforcement/Foreclosed Property Care: 300 Household Housing Unit  |

| Sort Order | Goal Name                   | Start Year | End Year | Category                          | Geographic Area | Needs Addressed                | Funding                            | Goal Outcome Indicator   |
|------------|-----------------------------|------------|----------|-----------------------------------|-----------------|--------------------------------|------------------------------------|--|
| 4          | CD-2 Infrastructure         | 2015       | 2019     | Non-Housing Community Development | SOUTHSIDE       | Community Development Priority | CDBG: \$571,979                    | Rental units constructed: 123 Household Housing Unit   |
| 5          | HS-3 Housing Construction   | 2015       | 2019     | Affordable Housing                | SOUTHSIDE       |                                | CDBG: \$571,979<br>HOME: \$869,920 | Rental units constructed: 61 Household Housing Unit  |
| 6          | HO-3 Prevention and Housing | 2015       | 2019     | Homeless                          | Citywide        | Homeless Priority              | ESG: \$1,500,508                   | Tenant-based rental assistance / Rapid Rehousing: 45 Households Assisted<br>Homelessness Prevention: 80 Persons Assisted |
| 7          | SN-2 Social Services        | 2015       | 2019     | Non-Homeless Special Needs        | Citywide        | Other Special Needs Priority   | HOPWA: \$285,446                   | HIV/AIDS Housing Operations: 260 Household Housing Unit  |
| 8          | HS-1 Housing Rehabilitation | 2015       | 2019     | Affordable Housing                |                 |                                | HOME: \$47,851                     | Homeowner Housing Rehabilitated: 1 Household Housing Unit  |

**Table 5 – Goals Summary**

## Goal Descriptions

|   |                  |  |
|---|------------------|--|
| 1 | Goal Name        | AM-1 Overall Coordination  |
|   | Goal Description | AM-1 Overall Coordination - Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations. |

|   |                         |  |
|---|-------------------------|--|
| 2 | <b>Goal Name</b>        | HO-2 Operation/Support   |
|   | <b>Goal Description</b> | HO-2 Operation/Support - Assist providers in the operation of housing and support services for the homeless and persons at-risk of becoming homeless.  |
| 3 | <b>Goal Name</b>        | CD-6 Code Enforcement  |
|   | <b>Goal Description</b> | CD-6 Code Enforcement - Enforce local building codes and ordinances to bring buildings into compliance with the standards through targeted code enforcement.   |
| 4 | <b>Goal Name</b>        | CD-2 Infrastructure  |
|   | <b>Goal Description</b> | CD-2 Infrastructure - Improve public infrastructure in neighborhoods through rehabilitation, reconstruction, and new construction.   |
| 5 | <b>Goal Name</b>        | HS-3 Housing Construction  |
|   | <b>Goal Description</b> | HS-3 Housing Construction - Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in Durham through rehabilitation of existing buildings, and with new construction through technical assistance and financial incentives. |
| 6 | <b>Goal Name</b>        | HO-3 Prevention and Housing  |
|   | <b>Goal Description</b> | HO-3 Prevention and Housing - Continue to support the prevention of homelessness and programs for rapid rehousing.   |
| 7 | <b>Goal Name</b>        | SN-2 Social Services   |
|   | <b>Goal Description</b> | SN-2 Social Services - Support social service programs and facilities for the elderly, persons with disabilities, and persons with other special needs.  |
| 8 | <b>Goal Name</b>        | HS-1 Housing Rehabilitation  |
|   | <b>Goal Description</b> | HS-1 Housing Rehabilitation - Provide financial assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing.   |

**Table 6 – Goal Descriptions**

## AP-35 Projects – 91.220(d)

### Introduction

In order to address the identifiable housing and community development needs of the City of Durham, the proposed FY 2016 One-Year Plan proposes the following:

| #  | Project Name   |
|----|--|
| 1  | FY 16/17 CDBG General Administration                         |
| 2  | FY 16/17 Urban Ministries of Durham                          |
| 3  | FY 16/17 Durham Interfaith Hospitality Network               |
| 4  | FY 16/17 Code Enforcement                                    |
| 5  | FY 16/17 Site Preparation                                    |
| 6  | FY 16./17 Section 108 Loan Payment                           |
| 7  | FY 16/17 HOME Administration                                 |
| 8  | FY 16/17 Housing Construction/Permanent Financing            |
| 9  | FY 16/17 Housing Rehabilitation                              |
| 10 | FY 16/17 Affordable Housing-CHDO Reservation                 |
| 11 | FY 16/17 Emergency Solutions Grant Administration & Activity |
| 12 | FY 16/17 HOPWA- Administration                               |
| 13 | FY 16/17 HOPWA   |

**Table 7 – Project Information**

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocations and priorities were established by discussion with City decision makers, public hearings, meetings, and with the Citizens Advisory Committee. Obstacles to addressing underserved needs would be finding more federal resources to accomplish those activities and having local resources to pair with them to make successful projects.

## Projects

### AP-38 Projects Summary

#### Project Summary Information

**Table 8 – Project Summary**

|          |  |  |
|----------|--|--|
| <b>1</b> | <b>Project Name</b>  | FY 16/17 CDBG General Administration   |
|          | <b>Target Area</b>   | SOUTHSIDE<br>Citywide  |
|          | <b>Goals Supported</b>   | AM-1 Overall Coordination  |
|          | <b>Needs Addressed</b>   | Administration, Planning, and Management Priority  |
|          | <b>Funding</b>   | CDBG: \$385,950  |
|          | <b>Description</b>   | Partial funding of staff salaries. Up to 20% of CDBG and projected program may be used for administration. |
|          | <b>Target Date</b>   | 6/30/2017  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Citywide: 243,625 people   |
|          | <b>Location Description</b>  | Citywide   |
|          | <b>Planned Activities</b>  | Matrix Code-21A General Program Administration   |
| <b>2</b> | <b>Project Name</b>  | FY 16/17 Urban Ministries of Durham  |
|          | <b>Target Area</b>   | Citywide   |
|          | <b>Goals Supported</b>   | HO-2 Operation/Support   |

|          |  |   |
|----------|--|---|
|          | <b>Needs Addressed</b>   |   |
|          | <b>Funding</b>   | CDBG: \$82,800  |
|          | <b>Description</b>   | Funding to provide food for community kitchen which serves Durham's homeless, hungry, and needy citizens.   |
|          | <b>Target Date</b>   | 6/30/2017   |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 900 LMI people  |
|          | <b>Location Description</b>  |   |
|          | <b>Planned Activities</b>  | Matrix Code-05 Other Public Services<br>National Objective- LMC-Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208.2(a)(2) |
| <b>3</b> | <b>Project Name</b>  | FY 16/17 Durham Interfaith Hospitality Network  |
|          | <b>Target Area</b>   | Citywide  |
|          | <b>Goals Supported</b>   |   |
|          | <b>Needs Addressed</b>   | Homeless Priority   |
|          | <b>Funding</b>   | CDBG: \$55,200  |
|          | <b>Description</b>   | Funding to provide case management services for homeless families.  |
|          | <b>Target Date</b>   | 6/30/2017   |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 30 LMI households.  |
|          | <b>Location Description</b>  | 1216 Roxboro St. Durham, NC 27701   |

|          |  |  |
|----------|--|--|
|          | <b>Planned Activities</b>  | Matrix Code-05 Other Public Services<br><br>National Objective-LMC-Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a)(2) |
| <b>4</b> | <b>Project Name</b>  | FY 16/17 Code Enforcement  |
|          | <b>Target Area</b>   | SOUTHSIDE<br>Citywide  |
|          | <b>Goals Supported</b>   | CD-6 Code Enforcement  |
|          | <b>Needs Addressed</b>   | Community Development Priority   |
|          | <b>Funding</b>   | CDBG: \$140,000  |
|          | <b>Description</b>   | Funding to support code enforcement in low-and moderate-income neighborhoods.  |
|          | <b>Target Date</b>   | 6/30/2017  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Citywide 243,625 people  |
|          | <b>Location Description</b>  | Citywide low-mode census tracts.   |
|          | <b>Planned Activities</b>  | Matrix Code-15 Code Enforcement<br><br>National Objective- LMA- Low/mod area benefit: the service area identified for activities is primarily low/mod income. 570.208(a)(1)                                |
| <b>5</b> | <b>Project Name</b>  | FY 16/17 Site Preparation  |
|          | <b>Target Area</b>   |  |
|          | <b>Goals Supported</b>   | CD-2 Infrastructure  |
|          | <b>Needs Addressed</b>   | Community Development Priority   |
|          | <b>Funding</b>   | CDBG: \$693,821  |



|   |  |  |
|---|--|--|
|   | <b>Description</b>   | Site Preparation and/or infrastructure improvements to support future housing development.   |
|   | <b>Target Date</b>   | 6/30/2018  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 58 households.   |
|   | <b>Location Description</b>  | Southside Redevelopment Area.  |
|   | <b>Planned Activities</b>  | Matrix Code-03 Other Public Facilities/Improvements.<br><br>National Objective-LMC-Low/mod limited clientele benefit: activities that benefit a limited clientele, at least 51% of which are low/mod income. 570.208(a) (2). |
| 6 | <b>Project Name</b>  | FY 16./17 Section 108 Loan Payment   |
|   | <b>Target Area</b>   | SOUTHSIDE  |
|   | <b>Goals Supported</b>   | HS-3 Housing Construction  |
|   | <b>Needs Addressed</b>   | Homeless Priority  |
|   | <b>Funding</b>   | CDBG: \$571,979  |
|   | <b>Description</b>   | Funding for Section 108 loan plus interest re-payment and continued infrastructure improvements.   |
|   | <b>Target Date</b>   | 6/30/2017  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Block Groups: 12.011, 12.021 & 13.012  |
|   | <b>Location Description</b>  | Southside Redevelopment Area.  |

|          |  |   |
|----------|--|---|
|          | <b>Planned Activities</b>  | Matrix Code-19F Planned Repayment of Section 108 Loans<br><br>National Objective-LMH- Low/mod housing benefit: activities that are carried out for the purpose of providing or improving permanent residential structures that will be occupied by low/mod income households. 570.208(a) (3). |
| <b>7</b> | <b>Project Name</b>  | FY 16/17 HOME Administration  |
|          | <b>Target Area</b>   | SOUTHSIDE<br>Citywide   |
|          | <b>Goals Supported</b>   | AM-1 Overall Coordination   |
|          | <b>Needs Addressed</b>   | Administration, Planning, and Management Priority   |
|          | <b>Funding</b>   | CDBG: \$79,752  |
|          | <b>Description</b>   | Partial funding of staff salaries. Up to 10% of HOME entitlement amount and projected program income may be used for administration.  |
|          | <b>Target Date</b>   | 6/30/2017   |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Citywide 243,625 people   |
|          | <b>Location Description</b>  | Citywide  |
|          | <b>Planned Activities</b>  | Matrix Code: 21A General Program Administration   |
| <b>8</b> | <b>Project Name</b>  | FY 16/17 Housing Construction/Permanent Financing   |
|          | <b>Target Area</b>   | SOUTHSIDE   |
|          | <b>Goals Supported</b>   | HS-3 Housing Construction   |
|          | <b>Needs Addressed</b>   |   |
|          | <b>Funding</b>   | HOME: \$750,290   |

|  |  |  |
|--|--|--|
|  | <b>Description</b>   | Partial funding of construction/permanent loan for the second phase of mixed-income rental development in Southside. |
|  | <b>Target Date</b>   | 6/30/2018  |
|  | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 58 LMI households  |
|  | <b>Location Description</b>  | Southside Revitalization Area  |

|  |                           |  |
|--|---------------------------|--|
|  | <b>Planned Activities</b> | Matrix Code-12 Construction of Housing |
|--|---------------------------|--|

|    |  |   |
|----|--|---|
| 9  | <b>Project Name</b>  | FY 16/17 Housing Rehabilitation   |
|    | <b>Target Area</b>   |   |
|    | <b>Goals Supported</b>   | HS-1 Housing Rehabilitation   |
|    | <b>Needs Addressed</b>   | Homeless Priority   |
|    | <b>Funding</b>   | HOME: \$47,851  |
|    | <b>Description</b>   | Funding to assist a Durham County homeowner with the correction conditions which pose an imminent threat to health or safety. |
|    | <b>Target Date</b>   | 6/30/2017   |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 1 LMI   |
|    | <b>Location Description</b>  | Durham County   |
|    | <b>Planned Activities</b>  | Matrix Code: 14A Rehab Single-Unit Residential  |
| 10 | <b>Project Name</b>  | FY 16/17 Affordable Housing-CHDO Reservation  |
|    | <b>Target Area</b>   | Citywide  |
|    | <b>Goals Supported</b>   | HS-3 Housing Construction   |
|    | <b>Needs Addressed</b>   | Housing Priority  |
|    | <b>Funding</b>   | HOME: \$119,630   |
|    | <b>Description</b>   | CHDO Reservation: Affordable housing activity to be determined.   |
|    | <b>Target Date</b>   | 6/30/2018   |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 1 LMI household   |

|           |  |   |
|-----------|--|---|
|           | <b>Location Description</b>  | To Be Determined  |
|           | <b>Planned Activities</b>  | Affordable Housing Activity-To Be Determined  |
| <b>11</b> | <b>Project Name</b>  | FY 16/17 Emergency Solutions Grant Administration & Activity  |
|           | <b>Target Area</b>   |   |
|           | <b>Goals Supported</b>   |   |
|           | <b>Needs Addressed</b>   | Homeless Priority   |
|           | <b>Funding</b>   | ESG: \$162,711  |
|           | <b>Description</b>   | Housing for New Hope/Rapid Re-housing: \$109,554. Genesis Home/Shelter Operations and Essential Services: \$40,954. ESG Administration: \$12,203. |
|           | <b>Target Date</b>   | 6/30/2017   |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 125 homeless households   |
|           | <b>Location Description</b>  | Citywide  |
|           | <b>Planned Activities</b>  | Rapid Re-Housing, Operations/Shelter, Essential Services, and Administration  |
| <b>12</b> | <b>Project Name</b>  | FY 16/17 HOPWA- Administration  |
|           | <b>Target Area</b>   | Citywide  |
|           | <b>Goals Supported</b>   | AM-1 Overall Coordination   |
|           | <b>Needs Addressed</b>   | Other Special Needs Priority  |
|           | <b>Funding</b>   | HOPWA: \$297,274  |
|           | <b>Description</b>   | Partial funding of staff salaries. Up to 3% of HOPWA entitlement amount may be used for administration.   |

|           |  |  |
|-----------|--|--|
|           | <b>Target Date</b>   | 6/30/2018  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 260 LMI special needs people   |
|           | <b>Location Description</b>  | Durham, Person, Chatham , and Orange Counties  |
|           | <b>Planned Activities</b>  | General Program Administration   |
| <b>13</b> | <b>Project Name</b>  | FY 16/17 HOPWA   |
|           | <b>Target Area</b>   | Eligible Metropolitan Statistical Area   |
|           | <b>Goals Supported</b>   | SN-2 Social Services   |
|           | <b>Needs Addressed</b>   | Other Special Needs Priority   |
|           | <b>Funding</b>   | HOPWA: \$285,446   |
|           | <b>Description</b>   | Funding to support Tenant Based Rental Assistance, Short-Term Rent, Mortgage and Utility assistance, Resource Identification, and Supportive Services for low income persons living with HIV/AIDS. |
|           | <b>Target Date</b>   | 6/30/2018  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 260 LMI people   |
|           | <b>Location Description</b>  | Durham, Person, Chatham, and Orange Counties   |
|           | <b>Planned Activities</b>  | Tenant Based Rent Assistance, Short-Term Rent, Mortgage and Utility assistance, Resource Identification, and Supportive Services.  |

## **AP-50 Geographic Distribution – 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The majority of neighborhood revitalization activities will be focused in the Southside neighborhood; other housing and community development activities will take place in Southwest Central Durham and citywide based on activities benefitting LMI qualifying beneficiaries or Census Tracts or Block Groups.

### **Geographic Distribution**

| <b>Target Area</b> | <b>Percentage of Funds</b> |
|--------------------|----------------------------|
| SOUTHSIDE          | 69                         |
| Citywide           | 31                         |
| EMSA               | 97                         |

**Table 9 - Geographic Distribution**



## **Rationale for the priorities for allocating investments geographically**

The City of Durham allocates its CDBG, HOME, ESG, and HOPWA funds based on which activities will principally benefit low and moderate income persons.

The Public Facilities Improvements activities are either located in a low and moderate income census area or have a low and moderate income service area benefit or clientele.

The Housing Rehabilitation Improvements activities have an income eligibility criterion; therefore, the income requirement restricts funds only to low and moderate income households throughout the City.

The Public Services activities are for social service organizations with low income clients. HOPWA funds serve eligible low-income participants living with HIV/AIDS within the Durham-Chapel Hill Eligible Metropolitan Statistical Area (EMSA) of Durham, Person, Chatham, and Orange Counties.

Southside was identified as a priority area for neighborhood revitalization efforts. The shared vision of the City and its partners was to create a central city housing market to attract residents of all income levels. A mixed-use, mixed-income community was envisioned that would incorporate a variety of housing types with price points that are appropriate for workforce and market rate housing for rental and homeownership. The area was in a serious state of decline and disinvestment. A Neighborhood Revitalization Strategy Area (NRSA) Plan was created for the Southside Neighborhood during FY 2011-2012. The revitalization efforts in the Southside are well underway and will continue through the program years 2015-2020 Consolidated Plan.

## **Discussion**

Under the FY 2016 Community Development Program, the City of Durham anticipates receiving \$1,829,750 in CDBG funds and \$100,000 in program income. The City will budget \$385,950 for CDBG general administration. The balance of CDBG funds (\$1,543,800) will be allocated to activities which principally benefit low- and- moderate income persons (80%). No FY 2016 CDBG funds allocated for the removal of slums and blight.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Eliminating many of the physical signs of poverty has been a key element in improving the quality of life for Durham residents along with improving the quality and availability of affordable housing. The City's affordable housing, public housing, and community revitalization initiatives work toward reducing the signs of poverty in many neighborhoods. Significant resources are being focused on the creation of affordable housing utilizing the federal CDBG and HOME programs, working with the community, enlisting the support of partners, and coordinating the efforts of local nonprofit and for-profit providers. Efforts will focus on increasing housing choice and options, insuring that Fair Housing remain a primary focus, eliminating overcrowding, increasing homeownership opportunities, decreasing sub-standard and inadequate housing, as well as increasing the opportunities for investment of additional public and private resources in the community. Improved quality and availability of affordable housing is the foundation for achieving self-sufficiency and increasing homeownership opportunities.

| One Year Goals for the Number of Households to be Supported |       |
|---|-------|
| Homeless  | 1,010 |
| Non-Homeless  | 0     |
| Special-Needs   | 0     |
| Total   | 1,010 |

**Table 10 - One Year Goals for Affordable Housing by Support Requirement**

| One Year Goals for the Number of Households Supported Through |     |
|---|-----|
| Rental Assistance   | 305 |
| The Production of New Units                                   | 58  |
| Rehab of Existing Units                                       | 1   |
| Acquisition of Existing Units                                 | 0   |
| Total   | 364 |

**Table 11 - One Year Goals for Affordable Housing by Support Type**

## **Discussion**

The City will use a number of funding sources to support housing and neighborhood revitalization activities in the Southside project area and the preservation or creation of affordable housing throughout the City. The following programs will be utilized:

Home Investment Partnerships Act Program

Community Development Block Grant

Emergency Solutions Grant

Housing Opportunities for Persons With Aids

Community Development Block Grant Program Income

HOME Program Income

Housing Bond Program Income

Low Income Housing Tax Credits

North Carolina Housing Finance Agency (NCHFA)

City of Durham Dedicated Housing Funds

Neighborhood Revitalization Strategy Area (NRSA)

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Durham Housing Authority (DHA) continues to be a leader in affordable housing in Durham County by: serving as a housing safety net, promoting individual self-sufficiency, leveraging core housing competency to support DHA's mission, managing real estate, and facilitating and participating in mixed income housing development.

The DHA is an active partner in the City in the redevelopment of Northeast Central Durham and other neighborhoods. DHA works in conjunction with the City's Consolidated Plan and Comprehensive plan to address the City's affordable housing needs.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The DHA has developed a plan of action and has secured grants and partnerships to accomplish self-sufficiency goals, as follows:

Through the Family and Academic Mentoring Empowerment (FAME) grant, administered by the NC Department of Public Safety Division of Juvenile Justice, DHA has developed partnerships, programs and courses for adults and youth in the areas of database management, GED classes, and job readiness and placement services. These partnerships, programs, and services include: Durham Technical Community College (Computer and continuing education classes); NC Elite Career Service Center (Job training courses); and JobLink Career Center – Oxford Manor Satellite Site (Job readiness and placement services).

The Resident Opportunities for Self-Sufficiency (ROSS) Service Coordinator and Family Self-Sufficiency grants coordinate and enhance services, and develop new programs to assist residents in making the transition from welfare to work. The programs provide coordination of services, recruitment and case management assistance needed by public housing residents in finding and maintaining employment to achieve self-sufficiency.

DHA partners with job training agencies, institutions of higher learning, financial management and employers that provide resident opportunities for self-sufficiency include: Staffmark, II IC. (Job placement); North Carolina Cooperative Extension Service (Financial education classes); Branch Banking and Trust Company (BB&T) (Homeownership preparation services); Dress for Success, Inc. (Job readiness and retention services); Durham County Health Department (Health and medical services); Durham Alliance for Childcare (Childcare resources); Shaw University Center for Alternative Programs of Education (Post education and job training services); Durham Job Link Career Center (Job readiness and placement services); Meals on Wheels (Nutrition); Durham Literacy Center (GED and Literacy); and Alcohol Drug Council of North Carolina (Substance Abuse Treatment).

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not Applicable.

**Discussion**

The City of Durham has identified that there is a need for decent, safe, and sanitary housing to address the households affected by housing problems, severe housing problems, and housing cost burdens. The largest income group affected by housing problems is the extremely low-income household group. The Durham Housing Authority is an important part of the City of Durham's housing strategy. DHA is the primary assisted housing provider of housing for extremely low-income, very low-income, and low-income residents of Durham.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City of Durham's Department of Community Development continues as the Lead Agency for the Continuum of Care (CoC), a responsibility it accepted in 2011. The CoC's primary decision making group is the Homeless Services Advisory Committee (HSAC). An Interlocal Agreement between the City of Durham and Durham County was signed in 2012 that delineates the responsibilities and decision making authority of the HSAC, the City's responsibilities as the CoC Lead Agency, and the County's responsibilities for providing services to homeless people and those with special needs. Durham's CoC agencies comprise a number of partner agencies that provide emergency shelter, transitional housing and permanent supportive housing to homeless people.

The CoC continues to prioritize permanent supportive housing for chronically homeless people. Development of a coordinated intake and standardized assessment process also is underway. The City has historically allocated over half of its ESG allocation to rapid rehousing activities. In addition, the City has allocated \$200,000 annually for rapid rehousing activities from a portion of the General Fund that has been dedicated to the creation of affordable housing. The City plans to continue to produce units of permanent affordable housing and is coordinating with the Veterans Administration on plans for additional Veterans Affairs Supportive Housing (VASH) vouchers.

The Housing Authority of the City of Durham (DHA) is an active member of the CoC. DHA partners with other organizations, such as Alliance Behavioral Healthcare, to provide TBRA in conjunction with supportive services to homeless individuals/families with severe and persistent mental health conditions. DHA offers preferences for the Housing Choice Voucher Program to families who are involuntarily displaced; homeless veterans; single, elderly or a person with disabilities who is chronically homeless; single persons who are elderly and disabled; homeless families with minor children; and rent cost burdened families. DHA actively seeks referrals from the local homeless and social service network each time it opens any of its waiting lists. DHA tracks implementation of its preferences through the HUD Multi-Family Tenant Characteristics (MTCs) subsystems nationwide database. This data is transmitted each time a PHA processes a client receiving subsidized housing. As such, the PHA and HUD may create and download reports that provide demographic information for recipients of assisted housing.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

An Assertive Engagement Team (AET) includes a fulltime outreach specialist engaging unsheltered people throughout the CoC's area. A faith-based organization, Open Table Ministry (OTM), engages unsheltered people where they have been "camping" for many years. Within the last year, OTM has begun outreach to people without homes in downtown Durham. OTM employs a fulltime minister & has several dozen volunteers. Two local churches open their facilities to keep people warm during the winter months. The Durham County Sheriff's Office & the Durham Police Dept. are in communication with the AET whenever they encounter an unsheltered person in a new location. Police officers with Crisis Intervention Team training also participate in the chronic homelessness prioritization process regularly, affording another opportunity to ensure providers are aware of people in unsheltered situations. These strategies help ensure that all people living unsheltered are known to and engaged by outreach teams.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

The CoC has two goals related to reducing the number of homeless individuals and families:

1. To reduce the percentage of people who are unsheltered at the annual Point in Time Count to zero percent over the next 10 to 15 years
2. To reduce the total number of homeless people using emergency shelter and transitional housing as reported on the AHAR from 1,655, as reported on the 2011 AHAR, by 5% annually until the number is below 1,000 persons.

The State of North Carolina will continue to fund existing transitional housing programs but will not fund any new transitional housing programs. The State is also encouraging housing providers to create plans to shift away from the transitional housing model. In response, the CoC plans to use 70% of ESG funding for rapid rehousing activities work and the City of Durham has committed \$200,000 Dedicated Housing Funds for FY 16-17 for rapid re-housing.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to**

**permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

***Length of Time Homeless:*** The CoC uses HMIS to identify individuals & families with the longest lengths of time (LOT) homeless & to prioritize them for housing assistance. The CoC is implementing a community-wide prioritization list for permanent supportive housing using a common assessment tool. People with longer LOT homeless score higher on the common assessment tool and have higher priority for housing assistance. The CoC is reallocating a transitional housing project for families to RRH for families in the 2015 competition. The TH project now will be emergency shelter for families. Durham is making substantial investments in rapid rehousing (RRH). Between CoC, ESG, local public and private funding, over \$650,000 is spent on RRH annually. Urban Ministries has begun a diversion pilot to help families return to housing more quickly. The Durham Housing Authority is allowing the CoC and homeless housing providers to refer limited numbers of high-barrier households for Housing Choice vouchers available through turnover.

**Returns to Homelessness:** The HMIS is in the process of developing the capacity to monitor & record returns to homelessness. Until then, HMIS information is being downloaded into Public Tableau to monitor & record returns to homelessness. RRH case mgmt. includes budget & financial reviews, teaching clients how to communicate w/ landlord, landlord mediation, and provision of household items and groceries, and extends beyond the end of rental assistance to promote housing stability and minimize returns to homelessness. The CoC is receiving H2 (Healthcare & Housing) Technical Assistance to help maximize the use of mainstream resources to promote housing stability. CoC funded PSH projects either provide case mgmt. through the CoC grant or work with the local management entity (Alliance Behavioral Healthcare) to ensure residents receive services needed to maintain housing. Ready to Rent sessions educate RRH and PSH participants on the responsibilities and rights of tenancy.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The CoC coordinates with the local and state public institutions to ensure, to the extent possible, persons are not discharged to homelessness. The Durham Continuum of Care has established memoranda of understanding with several key public partners in the jurisdictions (see attached).



## Discussion

The following homeless and other special needs projects will be funded during FY 2016:

Urban Ministries of Durham - Meals for Community Shelter  
Durham Interfaith Hospitality Network - Case Management  
ESG Activities  
HOPWA Activities

| <b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>        |     |
|--|-----|
| Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family          | 130 |
| Tenant-based rental assistance   | 16  |
| Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated | 0   |
| Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds   | 0   |
| Total  | 146 |

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction**

The City will monitor and review public policies for discriminatory practices and/or impacts on housing availability. The City of Durham completed an Analysis of Impediments to Fair Housing Choice concurrent with the preparation of the Consolidated Plan. The City is committed to removing or reducing barriers to the development of affordable housing whenever possible. The following goals were identified in the Analysis of Impediments to Fair Housing Choice to reduce the cost of housing to make it affordable:

Impediment #1 Goal: Promote and encourage the development of affordable rental housing units especially for households whose incomes are less than 50% of the median income.

Impediment #2 Goal: Promote and encourage the development of for-sale single family houses for low-income households.

Impediment #3 Goal: Promote the de-concentration of minorities outside the central and eastern sections of the City to reduce minority concentration.

Impediment #4 Goal: Improve the public's knowledge and awareness of the Fair Housing Act, and related laws, regulations, and requirements.

Impediment #5 Goal: Increase the use of the Fair Housing Logo and disclaimer clause on all housing publications available in the City.

Impediment #6 Goal: Increase the number of accessible housing units that are decent, safe, sound, sanitary, and affordable to lower income households throughout the City.

Impediment #7 Goal: Revise the City-County Unified Development Ordinance and "Subsidized Housing Location Policy" to promote the development of various types of affordable housing throughout the City.

Impediment #8 Goal: Approval rates for all originated home mortgage loans should be fair, unbiased, and impartial throughout the City, regardless of race and location.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

From the City's AI specific to public policies, Impediment #7 identified restrictive language in the City-County Unified Development Ordinance.

**Impediment 7: PUBLIC POLICIES AND REGULATIONS** – The City-County Unified Development Ordinance (UDO) appears to be restrictive in regard to the development of multi-family housing, group living, supportive care housing, and does not contain references to the Federal Fair Housing Act, Section 504, Americans with Disabilities Act, etc. Additionally, the City's "Subsidized Housing Location Policy" needs to be revised.

Goal: Revise the City-County Unified Development Ordinance and "Subsidized Housing Location Policy" to promote the development of various types of affordable housing throughout the City.

The strategies to meet this goal include:

- 7-A: Review and revise the definition of "Family" in the UDO to permit six (6) or less disabled persons to live together as a single family unit. Consider revising the list of uses permitted by "right" in residential districts by removing "L-Permitted Subject to Limitations" and "M-Special Use Permit Required" for "Single-family detached homes," "Family Care Homes," "Group Homes," and other forms of supportive housing.
- 7-B: Review the City-County Unified Development Ordinance to include a new subsection 1.2.4 "Affirmatively Further Fair Housing."
- 7-C: Review and revise subsection 6.6 "Affordable Housing Density Bonus" provision to provide a better incentive to developers to construct new affordable housing in the City.
- 7-D: Review and revise the City's "Subsidized Housing Location Policy" to promote and encourage the development of subsidized affordable housing outside areas with concentrations of subsidized housing

## **Discussion**

The City of Durham will fund the following affordable housing projects with FY 2016 CDBG funds:

Code Enforcement

Site Prep/Infrastructure

Housing Rehabilitation

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

The City of Durham has developed the following actions to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based hazards, reduce the number of poverty-level families, develop institutional structures, and enhance coordination between public, private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

Despite the City's best efforts and efforts of service providers, there continue to be obstacles to meeting the underserved needs in the City of Durham. Some of these needs are addressing the housing shortage caused by continued population growth, a tight rental market and escalating housing costs exceeding household income growth, and the aging in place concerns for the growing elderly population. Under the FY 2016 CDBG Program the City will take the following actions:

- Continue to leverage its financial resources and apply for additional public and private funds
- Continue to provide financial assistance for housing rehabilitation
- Continue to provide funding for public service activities
- Continue to provide funding for code enforcement activities

### **Actions planned to foster and maintain affordable housing**

The City of Durham will fund the following affordable housing projects with FY 2016 CDBG, HOME, ESG, and HOPWA funds:

- Code Enforcement
- Site Prep/Infrastructure
- Housing Rehabilitation
- Construction/Permanent Financing
- ESG Activities
- HOPWA Activities

The Durham Housing Authority will continue to fund the following activities to foster and maintain affordable housing in the City of Durham:

- Continue to provide Housing Choice Vouchers and public housing units

## **Actions planned to reduce lead-based paint hazards**

The hazards associated with lead-based paint are a greater concern for low-income families who live in dilapidated housing and who often do not have the financial resources to make their homes lead-safe. To address this concern the City has developed the following strategy for reducing lead-based paint hazards. The objective is to increase the number of homes that are made lead-safe and reduce the number of child lead poisoning cases in the City of Durham through a program that addresses all types of environmental hazards in low income housing. The City will ensure compliance with environmental regulations by conducting the following activities:

- Insuring that the construction staff is knowledgeable about the requirements concerning lead based paint as it pertains to all federal housing programs
- Distributing information on lead-based paint hazards to all households that participate in the City's housing programs
- Conducting lead-based paint inspections and assessments as necessary
- Implementing environmental control or abatement measures (lead-based paint and asbestos) as required in all federally funded projects

The proposed accomplishments include the following: full compliance with all applicable lead-based paint regulations; control or abate, to the extent feasible, all lead-based paint hazards in all housing rehabilitated with federal funds; and reduction in the number of incidences of elevated blood lead levels in children.

## **Actions planned to reduce the number of poverty-level families**

Based on 2007-2011 ACS data, approximately 13.1% of the City of Durham's residents live in poverty, which is greater than the State of North Carolina where 11.8% of residents live in poverty. Female-headed households with children are particularly affected by poverty at 24.3%, and 27.3% of all youth under the age of 18 were living in poverty. The City's goal is to reduce the extent of poverty; during this program year the City will fund:

- Urban Ministries of Durham
- Durham Interfaith Hospitality Network
- Site Prep/Infrastructure
- Housing Rehabilitation
- ESG Activities
- HOPWA Activities

### **Actions planned to develop institutional structure**

The City of Durham has an effective working relationship with many community partners in the implementation of its housing and community development programs. The City's neighborhood revitalization strategies require the leveraging of resources from all areas of the community. This process of community involvement helps to strengthen the existing partnerships with housing, community development, and social service providers. These partnerships are important for several reasons, including the ability to gain new insight into problem solving, to build upon successful efforts and to leverage limited resources. By continuing to strengthen the network of residents, faith-based organizations, service providers, lenders, for-profit and non-profit developers, state and federal agencies the City of Durham will achieve the goals included in the Consolidated Plan.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Durham is committed to continuing its participation and coordination with social service agencies, housing agencies, community and economic development agencies, county, federal, and state agencies, as well as with the private and non-profit sectors, to serve the needs of target income individuals and families in the City of Durham. The City solicits funding requests for CDBG, HOME, and ESG funds annually. Starting in FY 2015, the City became a new HOPWA entitlement community. The City Community Development Department provides help and technical assistance as needed to assist these public agencies that receive funding.

During this program year, the City funded Program Administration in the amount of \$385,950 to accomplish this.

### **Discussion**

The accomplishments of these projects/activities will be reported in the FY 2016-2017 Consolidated Annual Performance and Evaluation Report.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction

The City of Durham expects to receive an annual allocation of CDBG funds in the amount of \$1,829,750, HOME funds in the amount of \$797,523, ESG funds in the amount of \$162,711, and HOPWA funds in the amount of \$294,274 for FY 2016. Since the City receives these entitlement allocations, the questions below have been completed as applicable.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

|  |         |
|--|---------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed  | 100,000 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0       |
| 3. The amount of surplus funds from urban renewal settlements  | 0       |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan   | 0       |
| 5. The amount of income from float-funded activities   |         |
| <b>Total Program Income:</b>   | 100,000 |

#### Other CDBG Requirements

|   |        |
|---|--------|
| 1. The amount of urgent need activities   | 0      |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 80.00% |

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Durham does not intend to use any other forms of investment other than those described in 24 CFR 92.205(b). Not applicable.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City's "Recapture Guidelines for Home Ownership" will be used.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Durham does not intend to refinance any existing debt for multi-family housing that will be rehabilitated with HOME funds. Not applicable.

**Emergency Solutions Grant (ESG)**  
**Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The City will follow the Homeless Prevention and Rapid Re- Housing Program (HPRP) Guidelines.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Continuum of Care coordinated assessment system is administered through the Department of Social Services.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The CoC follows the HPRP guidelines.



4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The CoC Committee membership is composed of two homeless or formerly homeless members (one from the City and one from the County).

5. Describe performance standards for evaluating ESG.

Performance Standards were established by the CoC and are examined each year as part of the CAPER.

